

## **Statement of Environmental Effects (SEE)**

**Date:** July 14, 2020

**Owners:** Mr. Bruce Davies

**Subject Property:** 74 Pound Avenue, FRENCHS FOREST  
Lot 6, DP 223375

### **1. Site suitability**

The site is located on the northern side of Pound Avenue, Frenchs Forest. The subject site is an irregular shaped block with an area of 701.9m<sup>2</sup>. It is a corner block with a street frontage to both Pound Avenue and Warung Avenue. The frontage across Pound Avenue measures 34.365m and the frontage to Warung Avenue is a total of 15.235m (two segments). The remaining two boundaries are 25.185m to the west and 36.06m to the north. The site slopes from the most northern corner of the site to the most southern corner of the site towards Pound Avenue by around 1.1m. Erected on the site is a single dwelling house, an attached carport and garden shed.

We believe the proposed alterations and additions have been designed to be compatible with the surrounding development and streetscape.

### **2. Present and previous uses**

The subject site and adjoining properties are currently used as residential dwellings. This will remain unchanged for the subject site.

We are not aware of any previous potentially contaminating activity within the subject site. No testing or assessment has been completed for contamination on the subject site.

### **3. Development compliance**

The subject site is located zoned R2 Low Density Residential. Under this Category, the proposed use is permissible with consent.

The proposal consists of enclosing the existing carport as a garage. The existing slab, brick columns and roof structure will all be retained and infilled. The proposed rear wall will be constructed of brick to comply with the Australian Building Code and along the side the existing piers will have timber infill walls with a selected cladding finish. The front wall will consist of mainly a new panel lift garage door.

The proposed changes have generally been designed to comply with Council's controls. The structure is existing with a front setback to Pound Avenue of 9.255m and to Warung Avenue of 7.085m, which are both in full compliance with the Council's DCP. The side setback however ranges from 457mm at one corner of the structure to 2.474m at the other end. This is a non-compliance with the required 900mm. Given that the non-compliance is for only 1.34m in length and the roof structure already exists we seek Council's favourable consideration for this very minor non-compliance.

The proposal will not affect the current landscape space of 396.38m<sup>2</sup> or 56.5% nor does it take away from the current private open space on the site. As such the proposal fully complies with these aspects of the Council's DCP.

Please see site plan, floor plans and elevations for further information.

#### **4. Access and traffic**

Existing access to and from the subject site is via a driveway off Pound Avenue. This will remain the case.

Pedestrian amenity, bicycle facilities, public transport facilities and general traffic flow will not be affected by the development.

#### **5. Privacy, views and overshadowing**

##### **Visual privacy:**

The proposed development has been designed to have minimal effect on the private open space of the subject property and adjoining properties. The garage to the street frontage does not have a negative effect on visual privacy of adjoining properties.

##### **Acoustic privacy:**

Acoustic privacy will not be affected by the garage placement as it will be using the same footprint and roof of the existing carport..

##### **Views:**

The impact of the proposed development on views from adjoining and nearby properties has been considered. The proposed garage is infill development and single storey in nature and as such will not affect views in any way.

##### **Overshadowing:**

As the proposed structure is single storey in nature and will not have any effect on the adjoining properties at all with respect to overshadowing.

#### **6. Air and noise**

Air quality and noise projected from the site shall not change as the proposed use of the site will remain as a single dwelling house.

#### **7. Soil and water**

The proposal will have minimal impact on soil and water management issues as the proposed use of the property remains unchanged.

#### **8. Known Risks**

The site is in the following zones:

1. Landslip A- slope less than 5 degrees. The proposed alterations and additions will have no effect on landslip.

The site is not subject to soil erosion or mine subsidence, is not in an acid sulphate affected area, it is not is a flood zone or a Bushfire Zone and is not near any wildlife corridors nor does it have any of Councils pipes within the site.

#### **9. Waste management**

Existing council waste collection will remain in place for the subject site.

#### **10. Conclusion**

Having regard for all of the above, we believe that this development will not have any adverse effect on the built or natural environment, and therefore Council's favorable consideration is sought.

## **Statement of Environmental Effects Checklist for**

### **Buildings Class 1 and 10**

	Proposed	Compliance with Planning Controls? Y/N	Additional Comments
Site area m <sup>2</sup>	701.9m <sup>2</sup>	Y	
Housing Density dwelling/m <sup>2</sup>	1/600m <sup>2</sup>	Y	
Max ceiling height above natural ground level	3.1m (existing)	Y	
Impervious area m <sup>2</sup>	285.15m <sup>2</sup>	Y	
Maximum building height m	4.7m (existing)	Y	
Front building setback m	9.255m and 7.085m carport	Y	
Rear building setback m	N/A		
Minimum side boundary setback	457mm	N	See above
Building envelope	4m + 45°	Y	
Private open space m <sup>2</sup>	150m <sup>2</sup>	Y	
% of landscape open space %	56.5%	Y	
Maximum cut into ground m	Nil	Y	
Maximum depth of fill m	Nil	Y	
Number of car spaces provided	2	Y	

## Site Photos



View of subject site from Pound Avenue



The existing carport to be infilled as a garage